



The Weekly Update from the City of Pleasant Hill

November 20, 2015

General Update

Thanksgiving Holiday – City offices will be closed on Thursday, November 26 and Friday, November 27 in observance of the Thanksgiving Holiday.

Light up the Night – The City will be celebrating the 8th Annual Light up the Night Holiday event in Downtown Pleasant Hill on Wednesday, December 2nd from 5:00 to 8:00 pm. The festivities include:

- **Tree Lighting at 6:00 p.m.** with Mayor Carlson and Santa
- **Free horse drawn carriage rides** around Downtown Pleasant Hill
- **Holiday Arts & Crafts Fair** along Crescent Drive
- **Free hot chocolate, coffee and cookies** – Volunteers from the Foundation for Pleasant Hill Education, the Civic Action Commission, and the PH Chamber of Commerce will be serving 50 gallons of hot chocolate, 2,000 cookies and coffee.
- **"Elf on the Shelf" Treasure Hunt** – at many participating merchants around Downtown
- **Music, Studio A Dancers & Caroling** on two stages – see below.
- **Free Pictures with Santa** – outside Atlas & Athena (next to the tree)

For more event information contact mnelis@pleasanthillca.org.

Engineering Division

Golf Club Road Bridge Replacement Project

The Project Contractor, Bay Cities Paving & Grading (BAY), and its subcontractors are currently working on Stage 5 of the project, which is constructing the center median area of Golf Club Road Bridge.

Traffic Alert: Please expect traffic delays, lane closures along Golf Club Road between Contra Costa Boulevard and Old Quarry Road. Access to businesses along Golf Club Road will be maintained, but it may be interrupted and minimized at times due to paving.

operations adjacent to driveways, which may require temporary detour routes to get to these businesses. BAY is grinding out old portions of asphalt paving today and paving the final surface for the roadway on Saturday. Final traffic striping will be installed a week after the Thanksgiving holiday.

Utility work items: Contra Costa Water District's (CCWD) crews continue reconnection of their 8-inch water pipe line through the new bridge. CCWD were able to complete the undergrounding pipe work that was beneath the roadway sections, clearing the way for BAY to pave the roadway. CCWD are scheduled to return on Monday November 23rd to complete final reconnection work and testing of the pipe line.



Subcontractors work items:

RMT has installed the majority of the underground irrigation main lines along Golf Club Road, but have skipped over areas that CCWD is working in. RMT will resume irrigation work in those areas after CCWD has completed their work. In other areas RMT has started importing top soil and installation of new trees (including the installation of new palm trees) and plants along the median corridor.

R&R Maher, concrete subcontractor has completed pouring all of the new concrete median curb this week in preparation for asphalt final paving. They are scheduled to return after the Thanksgiving holiday to work on punch list items as well as complete the curb and driveway to Briarwood Apartments. MCM, the bridge subcontractor, is working on Class 1 finish for the bridge and railing.

For additional project information, visit the City's CGRBRP website page at <http://www.ci.pleasant-hill.ca.us/golfclub> or contact the City's Construction Manager,

Geary Road Improvements Project Ribbon Cutting Ceremony -The cities of Pleasant Hill and Walnut Creek are hosting a Ribbon Cutting Ceremony celebrating the completion of the Geary Road Improvement Phase 3 Project, on Monday, November 30, 2015 at 3:00 PM. The event will take place (rain or shine) at 2012 Geary Road, Contra Costa County Fire Station. The City has invited local elected dignitaries to this event and adjacent residents, the general public is welcome to attend.

This important corridor enhancement is a joint project between the Cities of Pleasant Hill and Walnut Creek, covering the section of Geary Road from Putnam Boulevard/Buena Vista Avenue to Pleasant Hill Road. The project was funded by \$9.9 million in countywide Measure J transportation sales tax funds along with local funds from the cities of Walnut Creek and Pleasant Hill.

The contractor continues this week and next to complete the installation of the new landscape improvements, including other miscellaneous concrete work. It is anticipated that contract work will be substantially completed by November 30th, with minor punch list items to continue through December.

ENCROACHMENT PERMITS

- **Contra Costa Water District – 8 Chadima Court** – crew excavated in roadway to make an emergency water main leak repair. Final paving repairs will follow, typically in 2-4 weeks.
- **1460 Contra Costa Boulevard – Tuscany Apartments** – the City issued a permit for the removal of tree stumps and broken sidewalk at two locations along the project frontage on Contra Costa Boulevard. The contractor removed the broken sidewalk and replaced it with a new paved asphalt walkway. Asphalt is being allowed instead of concrete, as the sidewalks in this area will be removed and reconstructed with the City's upcoming Contra Costa Boulevard Improvement Project scheduled for the Summer of 2016.
- **1945 Contra Costa Boulevard** – the City issued a permit to construct a connecting ADA path of travel walkway from the post office building to the sidewalk on Contra Costa Boulevard. ADA walkway is a condition of approval for the building tenant's use at this location.
- **Ellinwood Drive west of Ellinwood Way** – the City issued a permit for sidewalk repair of five squares of sidewalk where the walkway was uplifted by tree roots. The contractor removed the uneven sidewalk, trimmed roots and poured replacement sidewalk. These locations are on the north side of Ellinwood Drive.

- **48 Mazie Drive**– the City issued a permit for a sewer lateral repair in the roadway using the pipe burst method. Sewer repair and final asphalt patch paving are scheduled for Thursday 11/19.

Planning Division

Planning Commission: No meeting scheduled.

Zoning Administrator: No meeting scheduled.

Tree Removal Permits:

- 1973 Rose Lane – One Liquid Amber tree
- 113 Harriet Drive - One Modesto Ash tree
- 61 & 69 Camelback Court Monterey Pine tree (dead – Exempt)
- 28 Deerhaven Place – Two Monterey Pine trees
- 1960 Helen Road – One Modesto Ash tree

Architectural Review Commission

PLN 15-0162, Diablo Valley Plaza Remodel, Sign Permit, 61 Chilpancingo Parkway
(Continued from October 15, 2015 and November 5, 2015)

Public hearing to consider approval of a Sign Permit submitted by MGP X DVC, LLC for a free-standing pylon sign related to the proposed remodel of Diablo Valley Plaza. The proposed pylon sign would have a height of 67 feet with sign face area of 610 square feet one sided (1,220 square feet two-sided), plus an additional 55.5 square feet of sign face area for the third side. The top eight feet of the sign would accommodate City of Pleasant Hill identification, including the City logo. The site area is approximately 0.37 acres, zoned *RB-Retail Business* and shown as APN 153-270-001, located at 61 Chilpancingo Parkway.

Action: Continued to December 17, 2015 pending City Council consideration of a related appeal pertaining to a major sign adjustment for the proposed sign.

Appeal Period: Not applicable. No action taken.

PLN 15-0387 - AT&T Wireless Facility at 400 Taylor Boulevard (California Cancer & Research Institute)

Public hearing to consider a proposal by AT&T for a new roof-mounted AT&T wireless communication facility use consisting of: (1) sixteen antenna panels; (2) 20 new RRU's (remote radio units) and 2 new GPS antennas; and (3) one new ground-mounted support equipment enclosure on the west side of the site. All new and existing roof-mounted equipment would be placed behind/within a new 8 foot tall screen wall on the east end of the existing three-story medical office building.

Action: Approved with conditions. Two members of the public spoke on the item. *The associated Use Permit is scheduled to be heard by the Planning Commission on December 8, 2015.*

Appeal Period: Through Monday November 30, 2015 at 5 p.m.

Miscellaneous

PLN 15-0162 (Appeal) Conditional Use Permit (Major Sign Adjustment), Diablo Valley Plaza, 61 Chilpancingo Parkway

On October 26, 2015, an appeal of the Planning Commission's decision to conditionally approve this application (for an exceedance of allowable sign area, height, and for sign location of a proposed pylon sign) was filed by "Pleasant Hill Citizens for Responsible Growth." The City Council conducted a public hearing on November 16, 2015 to consider this appeal. After receiving testimony from all interested parties, the City Council provided direction to the applicant as follows:

Reduce the height of the proposed sign to improve compatibility and consistency with City Design Guidelines, and remove the City logo and City identification from the proposed sign. The City Council directed the applicant to provide alternative plans depicting the proposed sign at various heights (35, 45 and 50 feet) with photo-simulations/renderings/drawing for each of the alternatives at various distances from the sign (500 to 800 feet away). Six members of the public spoke on the item.

The City Council continued the public hearing and it will be scheduled for the City Council Meeting on December 14, 2015 at 7:30 p.m.

Status of Major Current Planning Applications:

<http://www.ci.pleasant-hill.ca.us/index.aspx?nid=128>

Code Compliance

Inquiries received and follow-up items being addressed this week include the following:

Cases Closed - 20

Site Visits - 39

New Inquiries - 3

Proactive Cases Opened - 3

New Inquiries:

Location: Alhambra Avenue

Complaint: Unpermitted home occupancy.

Location: Diablo Court

Complaint: Fence obstruction.

Location: Patterson Boulevard

Complaint: Low hanging branches.

Proactive Work:

Location: Doris Drive

Observation: Vehicle stored on an unpaved area.

Location: Jeanne Drive

Observation: Inoperable vehicle.

Location: Kathryn Drive

Observation: Junk/debris.

Graffiti Removal: No graffiti removed this week.